

Framingham Planning Board

Memorial Building • Room 205 • 150 Concord Street

Framingham, MA 01702-8373

(508) 532-5450 • planning.board@framinghamma.gov



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Planning Board Members

Christine Long, Chair
Lewis Colten, Vice Chair
Victor Ortiz, Clerk
Thomas F. Mahoney
Stephanie Mercandetti

Planning Board Staff:

Amanda L. Loomis, AICP, Planning Board Administrator
Raphaela Morais-Peroba, Community Outreach Coordinator

2016 JUL 29 P 12:13

FRAMINGHAM

TOWN OF FRAMINGHAM - PLANNING BOARD

Notice of Decision

**Regarding Decision of the Framingham Planning Board
on the Application of Brendon Properties Northside Meadow, LLC
for Active Adult Housing (Section V.I.)
for the Property Located at 518 Pleasant Street
Decision dated July 28, 2016**

On May 4, 2016, Brendon Properties Northside Meadow, LLC filed with the Planning Board and on May 4, 2016, the Planning Board filed with the Town Clerk, the Applications for Major Site Plan Review, Special Permit for Active Adult Housing, and a Special Permit for Land Disturbance for the construction of 60 age restricted condominium units, with attached garage, parking within a driveway, landscaping, and associated site improvements. Furthermore, the Project will include a center common green, sidewalks,, landscaping, tree lined streets, stormwater management, and associate site improvements. The property is located at 518 Pleasant Street, in the Single Family Residential (R-3) Zoning District, with the Framingham Assessor's Parcel ID of 088-75-4400-000.

After the notice of the public hearing was published in "MetroWest Daily News" on May 9, 2016 and May 16, 2016 and mailed to parties of interest pursuant to the Framingham Zoning By-Law and M.G.L. c. 40A, the Planning Board opened the public hearing on May 23, 2016 at 7:00 pm in the Ablondi Room, Memorial Building, Framingham. Continued public hearings were held on June 16, June 30, July 14, and July 28, 2016.

On July 28, 2016 the Planning Board **APPROVED** the Project with conditions for Major Site Plan Review, Special Permit for Active Adult Housing, and a Special Permit for Land Disturbance for the property located at 518 Pleasant Street. The **DECISION** was filed in the office of the Town Clerk on July 29, 2016.

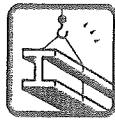
Christine Long, Chair

FRAMINGHAM PLANNING BOARD

Any appeal from the Decision shall be made pursuant to M.G.L. c. 40A, Section 17 and must be filed within twenty days after the date of filing of the Decision in the office of the Town Clerk.

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on the Application of Brendon Properties Northside Meadow, LLC
for Active Adult Housing (Section V.I.)
for the Property Located at 518 Pleasant Street
Decision dated July 28, 2016**

Notice is hereby given in accordance with M.G.L. c. 40A, Section 15 that the application of Brendon Properties Northside Meadow, LLC for Major Site Plan Review, Special Permit for Active Adult Housing, and a Special Permit for Land Disturbance for the property located at 518 Pleasant Street. The Project was APPROVED with conditions by the Planning Board on July 28, 2016 and the DECISION was filed in the Office of the Town Clerk on July 29, 2016. The opening public hearing was held on May 23, 2016 notice of the opening public hearing was published in "MetroWest Daily News" on May 9, 2016 and May 16, 2016. Continued public hearings were held on June 16, June 30, July 14, and July 28, 2016. For additional information please see the Planning Board's webpage at www.framinghamma.gov.

Christine Long, Chair

FRAMINGHAM PLANNING BOARD

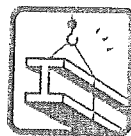
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**DECISION OF THE FRAMINGHAM PLANNING BOARD
ON THE APPLICATION OF BRENDON PROPERTIES NORTHSIDE MEADOW, LLC
FOR ACTIVE ADULT HOUSING (SECTION V.I.)
FOR THE PROPERTY LOCATED AT 518 PLEASANT STREET**

DECISION DATED JULY 28, 2016

THIS DECISION WAS GRANTED UNDER THE OCTOBER 2015 (APRIL 2016 PENDING ATTORNEY GENERAL APPROVAL)
FRAMINGHAM ZONING BY-LAW

General Property Information

Project Number: PB-012-16

Property Address: 518 Pleasant Street

Assessor's Information: 088-75-4400-000

Zoning District: Single Family Residential (R-3)

Application Information

Application(s): Major Site Plan Review, Special Permit for Land Disturbance, Special Permit for Active Adult Housing
Sections of the Framingham Zoning By-Law under review: **Major Site Plan Review (Section VI.F.2.b), Special Permit for Land Disturbance (Section V.F and VI.E), Special Permit for Active Adult Housing (Section V.I and VI.E), Inclusionary Housing (Section V.H), Off-street Parking Regulations (Section IV.B), and Dimensional Regulations (Section IV.E)**

Date application(s) were filed with the Planning Board: May 4, 2016

Date application(s) were filed with the Town Clerk: May 4, 2016

General Project Contact Information

Applicant Name: Brendon Properties Northside Meadow, LLC

Applicant Address: 259 Turnpike Road, Southborough, MA 01772

Landowner Name: Same as the Applicant

Project Contact Name: Attorney Paul Galvani

Engineer Company: Justin Dufresne, VHB, 101 Walnut Street, Watertown, MA 02471

Legal Ad & Public Hearing Information

MetroWest Daily News Run dates of the Legal Ad: (14 days prior) May 9, 2016 and (7 days prior) May 16, 2016

Date of abutter/7 Abutting municipalities/parties of interest mailing: May 4, 2016

Date of opening public hearing: May 23, 2016

Date(s) of continued public hearings: June 16, 2016, June 30, 2016, July 14, 2016, and July 28, 2016

Applicant's Representatives in attendance at the Public Hearing(s): Attorney Paul Galvani, Kevin Giblin, Brendon Homes, Brendon Giblin, Brendon Homes, John Dragat, Senior Vice President, Benchmark Senior Living, Justin Dufresne, Project Manager, VHB, Vinod Kalikiri, Senior Project Manager, VHB, and David Udelsman, Udelsman Associates

Planning Board members in attendance at the public hearing(s): Christine Long, Chair, Lewis Colten (absent on May 23, 2016 - the Mullin Rule filed with the Town Clerk on May 27, 2016), Vice-Chair, Victor Ortiz, Clerk, Thomas Mahoney, and Stephanie Mercandetti (absent on July 14, 2016 - The Mullin Rule was filed on July 27, 2016)

Town Peer Review Consultants in attendance at the public hearing(s): Jeffery Dirk, Vanasse & Associates, Inc.

TOWN CLERK
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Applicant's Representatives in attendance at the Public Hearing(s): Attorney Paul Galvani, Kevin Giblin, Brendon Homes, Brendon Giblin, Brendon Homes, John Dragat, Senior Vice President, Benchmark Senior Living, Justin Dufresne, Project Manager, VHB, Vinod Kalikiri, Senior Project Manager, VHB, and David Udelsman, Udelsman Associates
Planning Board members in attendance at the public hearing(s): Christine Long, Chair, Lewis Colten (absent on May 23, 2016 - the Mullin Rule filed with the Town Clerk on May 27, 2016), Vice-Chair, Victor Ortiz, Clerk, Thomas Mahoney, and Stephanie Mercandetti (absent on July 14, 2016 - The Mullin Rule was filed on July 27, 2016)
Town Peer Review Consultants in attendance at the public hearing(s): Jeffery Dirk, Vanasse & Associates, Inc.

TECHNICAL REVIEW TEAM MEETING

On May 12, 2016, the Technical Review Team (TRT) reviewed the project at 518 Pleasant Street (Active Adult Housing)

Technical Review Team Members Present: Robert McArthur, Conservation Commission Administrator; Mark Dempsey, ISD Access, Building Department; Michael Tusino, Building Commissioner, Department of Inspectional Services; Officer Keith Strange, Police Department; Marianne Iarossi, Community & Economic Planning & Development – Senior Planner; William Naser, Town Assessor; Michael Correa, Assistant Town Assessor; Amanda Loomis, Planning Board Administrator; Michael Blanchard, Board of Health Director; Joseph A. Mazzola, Fire Department; Sam Scoppettone, Community & Economic Development - Zoning Board of Appeals Administrator; and Eric Johnson, Department of Public Works, Town Engineer

Present for the Applicant: Attorney Paul Galvani; Eric Gardner, Benchmark Senior Living; Justin Dufresne, VHB; and Vinod Kalikiri, VHB

PLANNING BOARD APPROVAL INFORMATION

Date of Plan reviewed and approved by the Planning Board: April 15, 2016, revised through July 15, 2016

PROJECT DESCRIPTION

On May 12, 2016, the Planning Board endorsed the Plan of Land for the Property located at 518 Pleasant Street, prepared by Kelly Engineering Group, Inc. for the owner, Brendon Properties Northside Meadow, LLC. The Assisted Living Project (PB-011-16) will be located on Lot 2A, which is approximately 8.6 acres. The Active Adult Housing Project (PB-012-16) will be located on Lot 1A, which is approximately 20.1 acres.

The owner of the land/Applicant, Brendon Properties Northside Meadow, LLC (The Applicant) submitted applications for an Assisted Living Project (PB-011-16 – proposes to construct a 52 unit assisted living facility with off-street parking, landscaping, stormwater management, and associated site improvements), simultaneously with the Active Adult Housing application (PB-012-16).

The Active Adult Housing Project (PB-012-16) is under review by the Planning Board for Major Site Plan Review, a Special Permit for Land Disturbance, and a Special Permit Active Adult Housing. The Applicant proposes to construct a 60 age restricted condominium units (12 detached, single-family homes and 24, two-family homes) on 20.1 acres of land located at 518 Pleasant Street (known as Lot 1A). Each residential unit within the project will have an attached garage, parking within a driveway, landscaping, and associated site improvements. Furthermore, the Project will include a center common green, sidewalks along one side of the street, landscaping, tree lined streets, stormwater management, and associate site improvements. Furthermore, the roadways within the Project are intended to remain private, with a condominium ownership structure that will regulate, manage, and maintain all of the common site elements of the community (all roads, sidewalks, utilities, drainage structures, and landscaping).

HEARING

The Framingham Planning Board held a total of five public hearings (May 23, June 16, June 30 (continued without testimony), July 14, and July 28, 2016) during the review of the Project located at 518 Pleasant Street. Framingham Planning Board Members present during the public hearings held for the Project were Christine Long, Chair; Lewis Colten (absent on May 23, 2016 – Mullin Rule was filed with the Town Clerk on May 27, 2016), Vice-Chair; Victor Ortiz, Clerk; Thomas Mahoney; and Stephanie Mercandetti (absent on July 14, 2016 – the Mullin Rule was filed with the Town Clerk on July 27, 2016).

During the course of the public hearings, the following individuals appeared on behalf of the Applicant: Attorney Paul Galvani, Kevin Giblin, Brendon Homes, Brendon Giblin, Brendon Homes, John Dragat, Senior Vice-President, Benchmark Senior Living, Justin Dufresne, Project Manager, VHB, Vinod Kalikiri, Senior Project Manager, VHB, and David Udelsman Associates.

Jeffery Dirk, Vanasse & Associates, Inc. who served as the Town's Peer Review Traffic Consultant was present at the June 16, 2016 public hearing to discuss transportation.

During the course of the public hearing process, the Planning Board took under advisement all information received from members of the public that provided input during the review of the Project. The Planning Board arrived at this Decision based on the Framingham Zoning By-law, information submitted by the Applicant, comments from town boards and officials, and members of the public. Findings made from the application and public hearing process resulted in the development of the conditions contained within this Decision.

FINDINGS

Having reviewed the application, plans, and reports filed by the Applicant and its representatives; having considered the correspondence from the Department of Public Works, the Conservation Commission, the Planning Board, the Department of Inspectional Services (Building Department), Community & Economic Development Department, the Fire Department, and the Police Department within the Town of Framingham; and having considered testimony from members of the public, and having viewed the site, the Planning Board determines that the Application complies with all applicable provisions of the Framingham Zoning By-Law, including the requirements of Sections IV.B., IV.E, V.H, V.I, V.F., VI.E, VI.F of the Framingham Zoning By-Law. Specifically, the Planning Board makes the following findings:

1. Section V.H – Inclusionary Housing

- 1.1 Pursuant to Section V.H.3 of the Framingham Zoning By-Law, any project of ten or more dwelling units on one or more contiguous parcels, whether such units are proposed under a special permit process pursuant to M.G.L. c. 40A, Section 9, shall provide a minimum of 10 percent of the units as affordable.
- 1.2 The Applicant shall provide a total of six Affordable Housing Units (AHU) which will be evenly distributed throughout the Project.
- 1.3 The Applicant shall provide the Planning Board with a copy of the State's Local Initiative Program (LIP) application package and a site plan showing the locations of the AHU.
- 1.4 The Applicant shall abide by the regulations set forth in Section V.H of the Framingham Zoning By-Law for the purposes of procedure, recording, and marketing the AHUs.

2. Section V.I – Active Adult Housing

- 2.1 The Applicant proposes to construct 60 age restricted condominium units (12 detached, single-family homes and 24 two-family homes).
- 2.2 Each unit will be two-bedroom.
- 2.3 The Project as designed is required to provide a total of two off-street parking spaces for each two bedroom unit (total of 120 off-street parking spaces), in addition to one visitor parking space for every four residential units (total of 15 off-street parking spaces). The total number of off-street parking spaces required is 135. The Applicant proposes to provide a total of 261 off-street parking spaces.
- 2.4 The Applicant is required to provide an Exclusive Use Area (EUA) for each unit (a minimum of 400sf). Each unit has been designed to have at least 400sf of EUA.
- 2.5 Section V.I.12.b(2) of the Active Adult By-Law allows for Common Open Space to be set aside in more than one parcel provided that the size, shape, and location of such parcels is suitable for the designated uses. Furthermore, Section V.I.12.(3) further states that Common Open Space shall be designed as part

of a larger continuous and integrated open space system and where possible should connect with open space on adjoining parcels.

2.6 An Active Adult Housing project may have a maximum of 8 bedrooms per acre of land determined as Developable Site Area.

2.6.1 The Applicant's engineer determined the Developable Site Area by using the criteria set forth in Section V.I.2. **Developable Site Area**

- Total Lot 1 Area = 20.08 acres = 874,684.8 SF
- Total Wetlands on Lot 1 = 0.25 acres = 10,890 SF
- 15% of Lot 1 for roads & impervious = 3.01 acres = 131,202.7 SF
- 30% of Lot 1 for common open space = 6.02 acres = 262,405.4 SF
 - 4.21 acres (183,387.6 SF) will be provided on Lot 2
 - Therefore, 1.81 acres (78,843.6 SF) of common open space will be provided on Lot 1
- Developable Site Area = 20.08 ac - 0.25 ac – 3.01 ac – 1.81 ac = **15.01 acres**

2.6.2 Based on a Developable Site Area of 15.01 acres, the Applicant is allowed to have a total of 120 bedrooms. Therefore, the Project as designed is in compliance with the number of permitted bedrooms allowed.

2.7 The Applicant proposed to construct single family residential units having a building footprint of approximately 2,349sf. The two-family residential units will have a building footprint of approximately 4,000sf.

2.8 The Applicant is providing a center common green between Road B and Loop A, as shown on the approved site plan. The center common green shall remain as common open space in perpetuity. Any modifications to this area will require review from the Planning Board.

2.9 The homes will be serviced by Town water and sewer.

2.10 The Active Adult Housing By-Law, Section V.I of the Framingham Zoning By-Law is intended for adults 55 years of age and older.

2.10.1 The Applicant references the Federal Regulations promulgated by the Department of Housing and Urban Development under 42 U.S.C. Sec. 3607(b)(2)(c), which are specifically referenced in Section V. I. 2. Active Adult Housing in the Framingham Zoning By-Law. The final HUD regulations provide that the housing community must be intended and operated for persons 55 years of age or older; (2) that at least 80 percent of the occupied units be occupied by at least one person who is 55 years of age or older; and (3) the housing facility or community publish and adhere to policies and procedures that demonstrate its intent to qualify for the exemption.

2.10.2 Although HUD's regulations allow up to 20 percent of the units to be occupied by individuals under the age of 55, the Applicant agrees that no more than 10 percent of the units shall be occupied by individuals under than 55 years of age. Furthermore, the Applicant agrees that if 10 percent of the units are sold to individuals under the age of 55, then those units will become restricted to adult-only but will be provided guest visitation rights for minor children up to 60 days per calendar year.

2.11 An Active Adult Housing Project is required to provide a side and rear setback of 75' and a front setback of 100'. The Project has been designed to comply with these minimum requirements and often exceeds these requirements.

2.12 The Applicant proposes an architectural style that is consistent with the adjoining Assisted Living Facility and is in harmony with the surrounding neighborhood.

- 2.12.1 The Applicant requests that the style of unit be determined based on demand. In no event shall the same unit type be used in rows of four. Unit types shall be broken up throughout the project to create visual interest and appeal that offers architectural diversity that blends with the neighborhood.
- 2.12.2 The Applicant has requested flexibility in the landscaping design. The Applicant shall submit an Architectural Packet to the Planning Board prior to the issuance of the first building permit. The Architectural Packet shall include detailed sketches of the exterior of each unit type.
- 2.12.3 The Applicant shall submit a layout plan showing the unit types prior to the issuance of the first building permit.
- 2.12.4 Any requested changes to the unit type shall be submitted in writing to the Planning Board Administrator for review and approval.
- 2.12.5 Any unit type changes that have been approved shall be noted on the as-built plan.
- 2.13 The Applicant proposes an extensive landscaping plan, as shown on Sheets L-1.1 and L-1.2. The landscaping plan may be subject to change based on building conditions but shall require prior approval of the Planning Board Administrator.
 - 2.13.1 The Applicant shall provide a list of trees and shrubs that will be used on the property subject to the approval of the Planning Board Administrator.
 - 2.13.2 The Applicant shall install one street tree every 20' to 30' along the internal roadways: Loop A, Road B, Road C, and the roadway from Pleasant Street to the intersection of Loop A.
 - 2.13.3 A Landscape Maintenance Plan shall be prepared and maintained in perpetuity for the Project. The Landscape Maintenance Plan shall be provided to the homeowners and become part of the Homeowners Association routine perpetual maintenance plan.
- 2.14 The Applicant shall provide the Planning Board, the Department of Public Works, and the Building Department with a timeline of construction and bi-weekly detail construction memo from the Applicant's Project Manager that is duly signed by the Applicant's Project Engineer.
 - 2.14.1 The Applicant agrees to schedule monthly meetings with the Planning Board Administrator, Town Engineer, and any other departments as Town staff deems necessary.

3. Section V.F – Land Disturbance

3.1 Site Management and Control

- 3.1.1 The proposed building is located outside of wetlands and other natural topological features of the property.
- 3.1.2 The building envelopes, driveways, wastewater disposal, lawn areas, and utility work have been designed and delineated in a manner that minimizes undesirable impacts of land disturbance to the greatest extent possible.
- 3.1.3 The Applicant proposes to install temporary erosion and sedimentation control measures in accordance with the approved plan and using BMPs. The Applicant shall ensure that the disturbed areas are stabilized and checked on a daily basis.
- 3.1.4 The Applicant agrees to employ proper site dust control measures throughout the entire construction phase of the project.

3.2 Control of Stormwater Runoff

- 3.2.1 The stormwater drainage system for the Project shall be built in accordance with the Massachusetts Department of Environmental Protection Stormwater Policy and Massachusetts Stormwater Management Handbook regarding water quality and flood control using Best Management Practices as the standard of performance.
- 3.2.2 All stormwater and erosion control management shall be checked prior to the start and finish of each work day.

- 3.2.3 The Applicant shall check all stormwater features prior to and at the end of each construction day. In the event that a multiple day storm event occurs, the project manager shall check on the stormwater features to ensure they are functioning properly and have not exceeded their capacity. Any repairs or adjustments or deficiencies shall be made immediately.
- 3.2.4 The Applicant shall provide appropriate erosion control methods such as silt fences and straw wattles around the stock piles in case of a storm event, in addition to the temporary dust control requirements.
- 3.2.5 The Applicant shall provide straw wattles and other erosion control methods at the base of the driveway during off-construction hours to prevent runoff and erosion from onto the adjoining public ways.
- 3.2.6 The Applicant shall comply with the Department of Public Works correspondence dated June 29, 2016 relative to stormwater management, erosion, and sediment control.

3.3 Protection of Natural Features and Vegetation

- 3.3.1 The Applicant has maintained existing trees and natural topography of the site where possible.
- 3.3.2 The Project has been designed with a 100' public right-of-way setback along Pleasant Street.
- 3.3.3 The Applicant agrees to install one street tree every 20-30' along the Pleasant Street frontage of the property.
- 3.3.4 Vegetation that is to be retained post-construction shall be protected by temporary fencing and/or other measures during construction.

3.4 Protection of Historic Resources

- 3.4.1 The existing buildings on the site are proposed to be razed for the construction of the Active Adult Housing project and in accordance with the conditions set forth in the Memorandum of Agreement among the Massachusetts Department of Transportation, Brendon Properties Northside Meadow, LLC and the Massachusetts Historical Commission.

4. Section VI.F – Major Site Plan Review

4.1 Retain Community Character

- 4.1.1 The Project proposes no major mechanical/HVAC equipment and/or loading docks. Each residential unit will have its own HVAC system, which will be code compliant and adhere to current high energy efficient standards.
- 4.1.2 Due to the close proximity of the residential units, the Applicant agrees to establish a buffer for any ground mounted HVAC units or utilities. Such buffer may be the installation of fencing, landscaping, and/or other plantings to reduce and mitigate the noise and undesirable visual effects of the units.

4.2 Traffic, parking, and public access

- 4.2.1 An Active Adult Housing project is required to provide one off-street parking space for every one-bedroom unit and two off-street parking spaces for each two-bedroom units. The Project as designed exceeds this requirement for off-street parking.
- 4.2.2 Each residential unit will contain an attached two or three vehicle garage. Each unit will also have sufficient driveway space for which an additional two or three vehicles may park in front of each garage door.
- 4.2.3 Active Adult Housing projects are further required to provide visitor parking, one space per four residential units. Therefore, the Applicant is required to provide 15 visitor parking spaces.
- 4.2.4 The Project as designed is required to provide a total of 135 off-street parking spaces. The Applicant has provided a total of 261 off-street parking spaces, which exceeds the minimum number required.

- 4.2.5 The Applicant shall design and construct an emergency vehicle connection between the assisted living facility and the active adult residential community. The connecting driveway shall have a width of 24 feet and shall be constructed of a suitable material that will support travel by the largest anticipated responding emergency vehicle as defined by the Fire Department. The connection shall be secured in a manner that is acceptable to the Fire Department to restrict use by general traffic but that allows for snowplowing and maintenance so that the connection is kept clear for passage at all times.
- 4.2.6 The Applicant agrees to install and maintain “No Parking” signs on the Active Adult property to ensure that vehicles do not block the gate.
- 4.2.7 The Applicant agrees to remove snow from the emergency access area.
- 4.2.8 VHB conducted a traffic study which included review of the Temple Street/Woodmere Street at Pleasant Street (Route 30) – unsignalized intersection, the Temple Street at Old Worcester Road – signalized intersection, the Temple Street at Worcester Road (Route 9) – unsignalized intersection, and the Pleasant Street at the Site driveways intersections.
- 4.2.9 The lines of sight at the proposed 518 Pleasant Street driveways exceed the desired lines of sight distances. The lines of sight at the Temple Street and Woodmere Road are less than desirable but are suitable for travel speeds of approximately 30mph, whereas the posted speed limit in the area is 40mph. Pleasant Street is a State highway (Route 30) and is under the jurisdiction of MassDOT. Subject to review and approval by MassDOT, the Applicant has proposed the following improvements:
- 4.2.9.1 The Applicant agrees to install an advisory speed sign (30 mph) on the westbound approach to the intersection (east of Woodmere Road) that includes an LED border to enhance visibility of the sign.
- 4.2.9.2 The Applicant agrees to replace the pavement markings at and within 500 feet of the intersection for all approaches to the site that includes centerline and edge line pavement markings, stop-lines and crosswalks. All markings shall be thermoplastic unless otherwise approved by MassDOT (Pleasant Street) or the Department of Public Works (Temple Street and Woodmere Road).
- 4.2.9.3 The Applicant agrees to install warning signs that indicate an intersection ahead (graphic symbol) on both sides of Pleasant Street, east of Woodmere Road facing westbound motorists, with sign posts that display high visibility yellow reflective tape.
- 4.2.9.4 The Town requests that MassDOT review the sight distance information and crash data for the intersection that was prepared by the Applicant’s engineer, and that MassDOT consider implementing a speed limit reduction at and approaching the intersection prior to the issuance of an occupancy and use permit granted by the Department of Inspectional Services (the Building Department).
- 4.2.9.5 The Applicant shall selectively trim/remove and maintain vegetation along the property frontage of Pleasant Street within the public right-of-way where necessary in order to enhance sight lines to and from the Project site driveways. The Applicant will ensure that vegetation is maintained so as not to block signage installed on the property.
- 4.2.10 Pleasant Street is a State highway (Route 30) and public way access permits must be obtained from MassDOT. Furthermore, all physical improvements on Pleasant Street, in addition to any modification and/or installation of curb cuts, crosswalks, and potential reduction in speeds will need to be reviewed and approved by MassDOT.
- 4.2.10.1 The Applicant shall prepare and submit all required plans, documents and permit applications for the improvements to MassDOT prior to the issuance of the first Building

Permit for the Project, with evidence of said submission provided to the Town. If MassDOT approves the sign installations and speed reduction, the Applicant shall construct the improvements prior to the issuance of any Certificate of Occupancy for the Project. If MassDOT does not approve the sign installations, the Applicant shall propose, design and construct an alternative safety improvement at the intersection that is jointly reviewed and approved by the DPW and the Planning Board Administrator, and which is consistent with the order of magnitude cost of the aforementioned improvements.

4.2.11 As part of the project, the Applicant agrees to install and/or repair the sidewalk along the frontage of Pleasant Street and Temple Street that is located along the property frontage for the Active Adult Housing application.

4.2.11.1 The Applicant shall conduct post occupancy monitoring of the Pleasant Street and Temple Street crosswalks to determine if the number of pedestrian crossings meets or exceeds the criteria for the installation of a High Intensity Activated cross-Walk (a.k.a. "HAWK") pedestrian beacon. The crosswalk monitoring program shall be performed three months after full occupancy of the Project and shall be conducted under favorable weather conditions between May/June and October, the results of which shall be summarized in a report provided to the Planning Board Administrator and the Department of Public Works. If it is determined by the Town after review of the results of the monitoring program that a HAWK pedestrian beacon should be installed at one or both crossings, the Applicant shall design and construct the beacons within 12-months of said determination, subject to receipt of all necessary rights, permits and approvals.

4.2.11.2 Prior to the issuance of any Certificate of Occupancy for the active adult residential community, the Applicant shall design and construct a sidewalk along the south side of Pleasant Street extending from the driveway to the active adult residential community, further to the intersection of Temple Street at Pleasant Street, and then continuing south along the west side of Temple Street. Marked crosswalks with accompanying wheelchair ramps and pedestrian crossing warning signs shall be installed for crossing Pleasant Street at the driveway to the active adult residential community and at a midblock crossing of Temple Street south of Pleasant Street, the exact location of which is to be determined in consultation with the Department of Public Works and the Police Department.

4.2.11.3 In conjunction with the crosswalk installations, the Applicant shall design and install pedestrian actuated post mounted rectangular rapid flashing beacons (RRFBs) on either side of the new crossings at Pleasant Street and Temple Street. The Applicant shall prepare and submit all required plans, documents and permit applications to the Department of Public Works and MassDOT (for the Pleasant Street crossing) prior to the issuance of the first Building Permit for the Project, with evidence of said submission provided to the Town. Pending receipt of all necessary rights, permits and approvals, the Applicant shall install the RRFBs prior to the issuance of any Certificate of Occupancy for the active adult residential community. If MassDOT does not approve the crossing of Pleasant Street and/or the associated control measure, the Applicant shall propose, design and construct an alternative crossing treatment, subject to review and prior approval of the DPW and the Planning Board Administrator, and which is consistent with the order of magnitude cost of the aforementioned improvements.

4.4 Environmental Impact

4.4.1 The Project is not expected to create any significant emission of noise, dust, fumes, noxious gases, radiation, water pollutants, or any other similar significant adverse environmental impact.

- 4.4.2 The Applicant has applied for a Special Permit for Land Disturbance pursuant to Section V.F of the Framingham Zoning By-Law. The Project as designed does not increase the potential for erosion flooding, and/or sedimentation, either on-site or onto abutting properties.
- 4.4.3 The existing conditions of the Property has been divided into seven drainage areas as stormwater runoff flows to four Design Points, which have been identified as: DP-1: the off-site wetland resource southwest of the Site; DP-2: the southern property line; DP-3: the on-site southeastern wetland resource; and DP-4: the on-site northeastern wetland resource. These seven drainage areas/four Design Points collect the stormwater runoff for a total of 33.7 acres of land, known as the project site. The post construction drainage conditions will be divided into ten drainage areas that drain into the same four Design Points.
- 4.4.4 The Project has been designed to incorporate Low Impact Development (LID) and stormwater Best Management Practices (BMPs) into the site design.
- 4.4.4.1 Stormwater from the proposed impervious surfaces shall be collected in deep-sump, hood catch basins and discharged through sediment forebays. The stormwater shall then infiltrate into surface infiltration basins.
- 4.4.5 The Project has been designed so that the development does not occur in the wetland areas located along the property's eastern boundary.
- 4.4.6 The Project is in compliance with the DEP Stormwater Management Standards and the Massachusetts Stormwater Handbook.
- 4.4.7 The Project will not produce any new, untreated discharges. The Project's stormwater outlets and conveyances have been designed so as not to cause erosion, scour to wetlands, and/or receiving waters. The Project as designed utilizes deep sump catch basins at all inlet locations for the purposes of stormwater collection and pretreatment. Once stormwater is collected, it travels through sediment forebays for additional treatment prior to discharge into the on-site infiltration basin. The on-site infiltration basin stores, treats, and eventually infiltrates collected stormwater back into the ground.
- 4.4.8 The total impervious site area (for both the active adult and assisted living parcels combined) is approximately 8.5 acres. The total site impervious area draining to recharge facilities is 8.5 acres. The capture area adjustment factor is 1.05 and the adjusted required recharge volume is 19,427cf. The system as proposed exceeds the required recharge volume of 19,427cf by providing 78,404cf of recharge volume.
- 4.4.9 The Applicant has provided a Long-Term Pollution Plan, which has been developed to establish site management practices that improve the quality of stormwater discharges from the Project.
- 4.4.9.1 The Applicant shall prepare a Long-Term Pollution Plan and Stormwater Management Plan for the Active Adult Housing Homeowners Association to ensure long-term maintenance of the features installed on- site.
- 4.4.10 The Applicant proposes that all on-site roadways, stormwater management systems, sanitary sewer mains, water mains, and appurtenances shall be privately owned, operated, and maintained (the owner shall employ qualified personnel to properly operate and maintain these systems).
- 4.4.10.1 The Applicant shall operate the private infrastructure in compliance with all applicable requirements such as AWWA, MassDEP, and EPA.
- 4.4.11 The Stormwater Management Report was prepared for both the Active Adult and Assisted Living Projects. Upon completion of the permitting process, the two projects will be developed separately. Therefore, the Applicant shall provide the following: submit separate SWPPPs and inspections during construction, in addition to separate long-term operations and maintenance

plans for post-construction BMPs; submit construction plans prior to the start of construction to the Planning Board and the Department of Public Works; submit separate perimeter erosion and sediment controls for each project; and submit the TSS Removal Calculation that identifies a "CDS" BMP for drainage area P41 and includes Stormwater Technologies Clearinghouse information for a "Contech Stormwater Solutions CDS Inline Unit."

- 4.4.12 The Applicant submitted a Request for Determination of Applicability for the Active Adult Housing Project. On June 15, 2016 the Framingham Conservation Commission issued a Negative Determination of Applicability.

4.5 Health

- 4.5.1 The Project does not pose adverse air-quality, noise, glare, and/or odors.
4.5.2 The Project does not intend to create a hazard to abutters, vehicles, and/or pedestrians.
4.5.3 The Applicant shall dispose of any bio-hazard, un-used medications, hazardous materials, and/or transmissions in an appropriate manor.

4.6 Public Services and Utilities

- 4.6.1 The sanitary sewer proposed for the Project will connect to the existing sewer main located along the Mass Turnpike corridor owned by the Massachusetts Turnpike Authority.
4.6.3 The Applicant does not expect the need to blast or conduct soil compaction. In the event that the Applicant does need to blast or perform soil compaction, the Applicant shall follow the Town and State blasting requirements for both activities.
4.6.4 Based on Town resources, the existing water infrastructure appears to be sufficient to support the use.
4.6.5 The water system on-site has been designed as a looped system.

4.7 Land Use Planning

- 4.7.1 The Project as designed is consistent with the Site Plan Review requirements of the Framingham Zoning By-Law and the surrounding neighborhood.
4.7.2 The Applicant is in compliance with the Town's goal of creating a walkable community by installing and improving pedestrian improvements that contribute and enhance a connected walkable neighborhood.
4.7.3 The Applicant has designed the Project to protect open space and natural resources by locating the proposed building to the most western portion of the Assisted Living portion of the property.

CONDITIONS OF APPROVAL

The Planning Board finds that the Application and Plans submitted by the Applicant comply with all applicable provisions of the Town's By-Laws relevant to this review. Accordingly, the Planning Board votes are pursuant to relevant provisions of the Town's By-Laws that include Major Site Plan Review (Section VI.F), Special Permit for Land Disturbance (Section V.F), and Special Permit for Active Adult Housing (Section V.I and VI.E), Off-Street Parking (Section IV.B), and Dimensional Regulations (Section IV.E) pursuant to the Framingham Zoning By-Laws. Said approval from the Planning Board is subject to the following conditions:

General Provisions

1. Prior to the commencement of authorized site activity, the Applicant and the general contractor shall meet with Planning Board Administrator, Building Commissioner, and the Town Engineer to review this approval.
2. Prior to the commencement of authorized site activity, the Planning Board Office shall be given 48 hour written notice. If activity on the Property ceases for longer than 30 days, 48 hour written notice shall be given to the Planning Board Office prior to restarting work.

3. Prior to the commencement of authorized site activity, the Applicant shall provide to the Planning Board Office the name, address and emergency contact telephone number of the individual or individuals who shall be responsible for all activities on site and who can be reached 24 hours a day, seven days a week.
4. A copy of this Decision shall be kept on the Property.
5. Prior to the issuance of any building permit, an electronic copy of the final Planning Board Endorsed Site Plan, shall be provided to the Planning Board Office for distribution to Town Departments, in order to be reviewed for compliance with this Decision. The Site Plan shall be revised if necessary to reflect the conditions of this Decision. In the event of a discrepancy between the Decision and the Site Plan, the Decision shall take precedence.
6. No material corrections, additions, substitutions, alterations, or any changes shall be made in any plans, proposals, and supporting documents approved and endorsed by the Planning Board without the written approval of the Planning Board. Any request for a material modification of this approval shall be made in writing to the Planning Board for review and approval by the Planning Board or the Planning Board's Administrator and shall include a description of the proposed modification, reasons the modification is necessary, and any supporting documentation.
7. Following notice to the project manager for the Project, members or agents of the Planning Board shall have the right to enter the Site and to gather all information, measurements, photographs or other materials needed to ensure compliance with this approval. Members or agents of the Planning Board entering onto the Site for these purposes shall comply with all safety rules, regulations and directives of the Applicant and the Applicant's contractors.
8. The Applicant shall record this Decision with exhibit(s) at the Middlesex South Registry of Deeds prior to the issuance of a building permit, after the required appeal period has lapsed in accordance with MGL, Chapter 40A, Section 17. The Applicant will submit proof of recording to the Planning Board. Failure to record the decision or comply with the conditions of approval herein shall render this Decision null and void.
9. This approval for Major Site Plan Review, Special Permit for Land Disturbance, and a Special Permit for Active Adult Housing shall lapse two years from the date the Decision is recorded at the Middlesex South Registry of Deeds, not including such time required to pursue or await the determination of an appeal from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause as determined by the Planning Board.
10. The failure to comply with the By-laws and/or the terms of this Decision may result in revocation of the permit for Major Site Plan Review, Special Permit for Land Disturbance, and a Special Permit for Active Adult Housing permit issued hereunder. The Planning Board shall by first class mail send the owner written notification of any failure to comply with the By-law and/or the terms of this Decision. If the owner believes that it is not in violation, it may request and will be granted an opportunity to attend a Planning Board meeting to try to resolve the alleged violation. If within 30 days from the date of mailing of said notice, the owner has not resolved the matter with the Planning Board, or remedied the alleged violation, it shall be grounds for revocation of the approvals issued hereunder. At the expiration of the 30 day period, the Planning Board after a duly noticed public hearing, including notice to the owner by first class mail, may revoke the approvals issued hereunder if it finds by a four-fifths vote that there has been a violation of the By-law and/or the terms of this Decision and that the owner has failed to remedy it; alternatively, the Planning Board may continue the public hearing, or by a four-fifth vote extend the time period in which the violation may be corrected.
11. Prior to the issuance of the building permit, the Applicant shall provide all documents and information requested by the Planning Board or Planning Board Administrator demonstrating that the Applicant has complied with, or will comply with, all conditions of this approval.

Infrastructure/Site Design/Landscaping

12. All on-site landscaped buffer areas shall be maintained in good condition in perpetuity so as to present a healthy and neat appearance. The Applicant shall follow regularly scheduled routine maintenance. The Applicant shall submit a landscape maintenance plan to the Planning Board Administrator for approval and implementation upon approval.
13. The Applicant shall provide regular maintenance of all facilities. The Applicant shall maintain all on-site drainage in working condition at its own expense, which shall include inspecting the catch basins twice annually (spring and fall) and cleaning, if necessary, to remove sediment.
14. Parking pavement markings shall be in white. Fire zone and traffic markings shall be as per the applicable code.
15. The Condominium Association shall maintain the landscaping in perpetuity to ensure lines of sight are not blocked on Pleasant Street and Temple Street and that installed signage is free of visual impediments.
16. The Applicant shall construct all improvements in compliance with all applicable state and federal regulations with respect to the design of any architectural access features required under the Americans with Disabilities Act (ADA) and with 521 CMR Architectural Access Board Rules and Regulations.

Site Construction

17. The Applicant shall perform daily cleanup of construction debris, including soil, on Town streets within 200 yards from the entrance of the site driveways, caused by the site construction.
18. Outside construction hours are to be between 7:00 AM and 5:30 PM Monday through Friday and 8:00 AM and 4:00 PM on Saturday. Absent emergency conditions, no construction is permitted on Sunday or holidays. No equipment on-site shall be started and allowed to warm up prior the start of the allowed construction hours. No vehicles are to arrive at the construction site before the designated construction hours, which includes no vehicle parking, standing or idling on adjacent public streets.
19. Any work within the public right of way shall be required to have a police detail during the duration of said work for the purpose of public safety.
20. In the event of blasting or compaction during the construction phase, the Developer's Blasting Operator shall provide no less than ten days' advance notice of the commencement of blasting operations by certified mail to those property owners entitled to a pre-blast inspection pursuant to Massachusetts Comprehensive Fire Code: 527 CMR 1.00 et seq.
 - a. Copies of said mailing shall be furnished to the Planning Board and the Framingham Fire Department.
 - b. Copies of the blasting monitoring reports, noting any vibrations in excess of that allowable by regulation, shall be mailed to the above-referenced property owners, Planning Board and the Framingham Fire Department at the termination of blasting operations.
 - c. The Blasting Operator shall provide notice to the Planning Board and the Framingham Fire Department of any reported damage to real property.
21. The Developer's Blasting Operator shall post a Blasting and/or Compaction Notice Sign in a conspicuous location along the roadway to inform the public of the proposed blasting for the property. Applicant shall notify all abutting residents of such blasting and/or compacting event at the time said notice is posted in a conspicuous location.
22. Said Blasting Notice Sign shall be posted at least ten days prior to any blasting on-site and abutters notified by mail within 500' of the property. The Developer's Blasting Operator shall encourage the abutting properties within 500' of the property boundaries to have their homes inspected prior to the commencement of blasting and/or compaction. Such reports shall be provided to the Developer's Blasting Operator prior to the commencement of blasting.

23. The Applicant shall protect any vegetation, which shall remain post-construction with temporary protective fencing or other measures, prior to the start of construction.

Environment

24. The stormwater drainage system for the Project shall be in accordance with the Massachusetts Department of Environmental Protection Stormwater Policy relating to water quality and flood control using Best Management Practices as the standard of performance.
25. All stormwater and erosion control management shall be checked prior to the start and finish of each work day.
26. The Applicant shall check all stormwater features prior to and at the end of each construction day. A multiple day storm event occurs, the project manager shall check on the stormwater features to ensure they are functioning properly and have not exceeded their capacity. Any repairs or adjustments or deficiencies shall be made immediately.
27. The Applicant shall provide appropriate erosion control methods such as silt fences and straw wattles around the stock piles in case of a storm event, in addition to the temporary dust control requirements.
28. The Applicant shall provide straw wattles and other erosion control methods at the base of the driveway during off-construction hours to prevent runoff and erosion from flooding the public way.

Snow Storage and Sidewalk/Walkway

29. Snow storage shall not obstruct sight lines so as to preserve public safety.
30. The sidewalks and walkways shall be kept clear of snow, leaves, and all other impediments and/or litter throughout the year. In the event of snow, the sidewalks and walkways shall be cleared within 48 hours of a snow event. Snow shall not be stored on or impede access/use of sidewalks and walkways.
31. Sidewalks throughout the site shall be constructed to be accessible by all pedestrian users.

Framingham Department Review

32. The Applicant shall comply with all directives requested in the correspondence from the Department of Public Works dated June 29, 2016.
33. Sidewalks throughout the site shall be constructed to be accessible by all pedestrian users, as requested in the correspondence received from the Framingham Department of Building & Wire.

Inclusionary Housing

34. The Applicant shall provide a total of six Affordable Housing Units (AHU) pursuant to Section V.H of the Framingham Zoning By-Law.
35. The Applicant shall provide a site plan that depicts the location of the AHUs.

Special Provisions/Periodic Conformance Reporting and Review

36. The Applicant shall provide the following performance guarantees for the Project.
- a. Prior to the request for issuance of any use and occupancy permit, the Applicant must demonstrate that the building and the immediate area surrounding the building in which it is located, together with the driveway servicing said unit, the road, drainage system and utilities are substantially complete at the ninety percent level, provided, however, that this percentage requirement shall not apply to unconstructed units and the land areas upon which said units are to be constructed as shown on the plans. It is not the intent of this provision that all of the buildings must be constructed at once. The phasing of the construction of buildings is specifically allowed, provided that the road is fully constructed and all common utilities and stormwater management systems are completed. To demonstrate substantial completion to allow for occupancy, the written request for a use and occupancy permit must be accompanied by a written itemization of the level of completeness for all improvements and also noting those items which are incomplete.

- b. Prior to the issuance of the final use and occupancy permit for the last unit, the Applicant shall post a performance guarantee satisfactory to the Planning Board for all improvements including landscaping, which are incomplete or not constructed, in an amount not to exceed the cost of such improvements.
 - c. Within 60 days of completion of the entire project, the Applicant shall provide the Planning Board with "As Built Plans" which shall be reviewed by the Planning Board Administrator, for certification that the landscaping has been planted substantially in accordance with the approved Landscape Plan, at which time a Landscape Maintenance Bond shall be required.
 - d. The Applicant shall provide to the Town of Framingham a Landscape Maintenance Bond in the sum of 20 percent of the total landscape cost of the perimeter landscaping along Pleasant Street and along the westerly lot line of the project, to replace any trees which are improperly pruned or dead trees, shrubs or lawn areas, as shown on the approved Landscape Plan, which shall be posted for a period of two years commencing with the completion of the landscaping and certification of the Landscape Plan, as required above.
37. Within 60 days of the issuance of the final use and occupancy permit for the last unit, the Applicant shall submit an as-built plan stamped by a Professional Engineer registered in the Commonwealth of Massachusetts certifying that all improvements are completed in accordance with the approved Site Plan in a form acceptable to the Town of Framingham, Department of Public Works, Engineering & Transportation Division (DPW). The as-built plan shall be submitted in both hard copy and electronic formats (PDF and AutoCAD). The AutoCAD file must conform to the current form of the Mass GIS Standard for Digital Plan Submission to Municipalities or other standard requested by the Town of Framingham DPW. The plan shall include but not be limited to site utility improvements and tie-in dimensions to all pipes and connection points. The as-built information shall be delivered to DPW a minimum of 5 business days in advance of the Applicant seeking a final certificate of occupancy sign-off to allow time for DPW review and approval of submitted information. The Applicant shall also submit a statement certifying that all conditions of approval of this decision have been met and site improvements are complete.
38. The Applicant agrees to maintain any plantings or physical landscape features located within the driveway sight lines and shall be maintained at a height of two feet or less above the adjacent roadway grade.
39. The Applicant agrees to install and maintain "No Parking" signs on the Active Adult property to ensure that vehicles do not block the gate. Furthermore, the Applicant shall enforce such prohibited parking areas to ensure emergency access and safety.
40. Subject to review and approval by MassDOT, the Applicant agrees to install an advisory speed sign (30 mph) on the westbound approach to the intersection (east of Woodmere Road) that includes an LED border to enhance visibility of the sign.
41. Subject to review and approval by MassDOT, the Applicant agrees to replace the pavement markings at and within 500 feet of the intersection for all approaches of to include centerline and edgeline pavement markings, stop-lines and crosswalks. All markings to be thermoplastic unless otherwise approved by MassDOT (Pleasant Street) or the Department of Public Works (Temple Street and Woodmere Road).
42. Subject to review and approval by MassDOT, the Applicant agrees to install intersection ahead warning signs (graphic symbol) on both sides of Pleasant Street east of Woodmere Road facing westbound motorists, with the sign posts to include high visibility yellow reflective tape.
43. The Applicant shall seek review by MassDOT to obtain and confirm sight distance and crash data information for the intersection that was reviewed by the Applicant's engineer, and that MassDOT may

consider implementing a reduction in speed limit at and approaching the intersection prior to the issuance of an occupancy and use permit granted by the Department of Inspectional Services (the Building Department).

44. The Applicant shall selectively trim/remove and maintain vegetation along the Project site frontage and Pleasant Street within the public right-of-way where necessary in order to enhance sight lines to and from the Project site driveways. Vegetation management shall also be applied to maintaining that installed signage is free of visual obstructions.
45. The Applicant shall prepare and submit all required plans, documents and permit applications for the proposed improvements to MassDOT prior to the issuance of the first Building Permit for the Project, such evidence shall be provided to the Town. If MassDOT approves the sign installations and speed reduction, the Applicant shall construct the improvements prior to the issuance of any Certificate of Occupancy for the Project. If MassDOT does not approve the sign installations, the Applicant shall propose, design and construct an alternative safety improvement at the intersection, subject to the review and approval of the DPW and the Planning Board Administrator and which is consistent with the order of magnitude cost of the aforementioned improvements.
46. The Applicant agrees to install and/or repair the sidewalk along the frontage of Pleasant Street that is located along the property frontage as shown on the site plans for the Active Adult Housing application.
47. The Applicant agrees to conduct post-occupancy monitoring of the Pleasant Street and Temple Street crosswalks to determine if the number of pedestrian crossings meets or exceeds the criteria for the installation of a High Intensity Activated cross-Walk (a.k.a. "HAWK") pedestrian beacon. The crosswalk monitoring program shall be performed three months after full occupancy of the Project and shall be conducted under favorable weather conditions between May/June and October, the results of which shall be summarized in a report provided to the Planning Board Administrator and the Department of Public Works. If it is determined by the Town after review of the results of the monitoring program that a HAWK pedestrian beacon should be installed at one or both crossings, the Applicant shall design and construct the beacons within 12-months of said determination and subject to receipt of all necessary rights, permits and approvals.
48. The Applicant agrees to install one street tree every 20-30' along the Pleasant Street frontage of the property.
49. The Applicant shall install one street tree every 20' to 30' along the internal roadways: Loop A, Road B, Road C, and the roadway from Pleasant Street to the intersection of Loop A.
50. The Applicant agrees that no more than 10 percent of the unit shall be occupied by individuals under the age of 55. The Applicant further agrees that if the stated 10 percent of the units are sold to individuals under the age of 55, then the unit shall be restricted to adult-only but will be provided guest visitation rights for minor children for up to 60 days per calendar year.
51. The Applicant requests that the style of unit be determined based upon demand. In no event shall the same architectural unit type (such as design, color, and material) be repeated in rows of four. Unit types shall be broken up throughout the project to create visual interest and architectural diversity that blends with and is in harmony with the neighborhood.
52. The Applicant shall submit an Architectural Packet to the Planning Board prior to the issuance of the first building permit. The Architectural Packet shall include detailed sketches of the exterior of each unit type and a layout plan showing the unit types prior to the issuance of the first building permit.
53. The Applicant shall submit any requested changes to the unit type in writing to the Planning Board Administrator for review and approval.

54. A Landscape Maintenance Plan shall be prepared for maintenance in perpetuity of the Project. The Landscape Maintenance Plan shall be provided to the homeowners and become part of the Homeowners Association routine maintenance plan.
55. The Applicant shall provide the Planning Board, the Department of Public Works, and the Building Department with a timeline of construction and bi-weekly detail construction memo from the Applicant's Project Manager, duly signed by the Applicant's Project Engineer.
56. The Applicant agrees to schedule monthly meetings with the Planning Board Administrator, Town Engineer, and any other departments as Town staff deems necessary.
57. Prior to the issuance of any Certificate of Occupancy for the active adult residential community, the Applicant shall design and construct a sidewalk along the south side of Pleasant Street extending from the driveway to the active adult residential community to the intersection of Temple Street at Pleasant Street, and then continuing south along the west side of Temple Street. Marked crosswalks with accompanying wheelchair ramps and pedestrian crossing warning signs shall be installed for crossing Pleasant Street at the driveway to the active adult residential community and at a midblock crossing of Temple Street south of Pleasant Street, the exact location of which is to be determined in consultation with the Department of Public Works and the Police Department.
58. In conjunction with the crosswalk installations, the Applicant shall design and install pedestrian actuated post mounted rectangular rapid flashing beacons (RRFBs) on either side of the new crossings of Pleasant Street and Temple Street. The Applicant shall prepare and submit all required plans, documents and permit applications to the Department of Public Works and MassDOT (for the Pleasant Street crossing) prior to the issuance of the first Building Permit for the Project, with evidence of said submission provided to the Town. Pending receipt of all necessary rights, permits and approvals, the Applicant shall install the RRFBs prior to the issuance of any Certificate of Occupancy for the active adult residential community. If MassDOT does not approve the crossing of Pleasant Street and/or the associated control measure, the Applicant shall propose, design and construct an alternative crossing treatment which shall be reviewed and approved by the DPW and the Planning Board Administrator and which is consistent with the order of magnitude cost of the aforementioned improvements.
59. Roadways within the Project will remaining private, with a condominium ownership structure that will regulate manage, and maintain all of the common elements of the community (all roads, sidewalks, utilities, drainage structures, and landscaping).

VOTES

The Planning Board voted five in favor, zero opposed, and zero in abstention to grant an approval with conditions a Special Permit for Land Disturbance (Section V.F) for the Brendon Properties Northside Meadow, LLC application for the construction of 60 age restricted residential housing units, new roadways, landscaping, stormwater management, and associate site improvements for the property located at 518 Pleasant Street, zoned Single Family Residential (R-3).

Special Permit Section V.F Land Disturbance

Christine Long.....yes
Lewis Colten.....yes
Victor Ortiz.....yes
Thomas Mahoney.....yes
Stephanie Mercandetti.....yes

The Planning Board voted five in favor, zero opposed, and zero in abstention to grant an approval with conditions a Special Permit for Active Adult Housing for the Brendon Properties Northside Meadow, LLC application for the construction of 60 age restricted residential housing units (10 percent affordable housing units), center common green, open space, roadways, sidewalks, landscaping, stormwater management, and associated site improvements for the property located at 518 Pleasant Street, zoned Single Family Residential (R-3).

Special Permit Section V.I Active Adult Housing

Christine Long.....yes
Lewis Colten.....yes
Victor Ortiz.....yes
Thomas Mahoney.....yes
Stephanie Mercandetti.....yes

The Planning Board voted four in favor, zero opposed, and one in abstention to grant an approval with conditions for Major Site Plan Review (Section VI.F) related to the Brendon Properties Northside Meadow, LLC application for the construction of 60 age restricted residential housing units (10 percent affordable housing units), center common green, open space, roadways, sidewalks, landscaping, stormwater management, and associated site improvements for the property located at 518 Pleasant Street, zoned Single Family Residential (R-3).

Section VI.F Major Site Plan Review

Christine Long.....yes
Lewis Colten.....yes
Victor Ortiz.....yes
Thomas Mahoney.....abstain
Stephanie Mercandetti.....yes

By: _____

Christine Long, Chair, Framingham Planning Board

Date of Signature: _____

EXHIBITS

Not attached unless indicated

The Applicant has filed with the Planning Board various plans and reports required under the requirements of the Framingham Zoning By-Laws. During the review process, the Applicant and its professional consultants also submitted revisions to plans in response to requests by the Planning Board and by the various Town Departments that reviewed the Project. All of these plans, reports and correspondence are contained in the Planning Board's files and are hereby incorporated into this Decision by reference.

The Applicant has filed with the Planning Board various plans and reports required under the requirements of the Framingham Zoning By-Laws. During the review process, the Applicant and its professional consultants also submitted revisions to plans in response to requests by the Planning Board and by the various Town Departments that reviewed the Project. All of these plans, reports and correspondence are contained in the Planning Board's files and are hereby incorporated into this Decision by reference.

1. FORM A – Application Cover Letter, Property Address: 518 Pleasant Street, stamped with the Town Clerk on May 4, 2016
2. FORM E – Site Plan Review Application, Property Address: 518 Pleasant Street, stamped with the Town Clerk on May 4, 2016
3. FORM J – Special Permit for Land Disturbance Application, Property Address: 518 Pleasant Street, stamped with the Town Clerk on May 4, 2016
4. FORM L – Special Permit Application, Property Address: 518 Pleasant Street, stamped with the Town Clerk on May 4, 2016
5. Development Impact Report for Active Adult Housing Community, 518 Pleasant Street, Framingham, Massachusetts, prepared for Brendon Properties Northside Meadow, LLC, prepared by Attorney Paul Galvani and VHB, dated April 19, 2016
6. Stormwater Management Report, Northside Meadows, 518 Pleasant Street, Framingham Massachusetts, prepared for Brendon Properties Northside Meadow, LLC, prepared by VHB, dated April 2016
7. Traffic Impact and Access Study, Northside Meadows, 518 Pleasant Street, Framingham Massachusetts, prepared for Brendon Properties Northside Meadow, LLC, prepared by VHB, dated December 3, 2016
8. Site Plans - Northside Meadows: Active Adult Housing, 518 Pleasant Street, Framingham, Massachusetts, prepared for Brendon Properties Northside Meadows, LLC and Benchmark Senior Living, prepared by VHB, dated April 15, 2016, revised through July 15, 2016
9. Letter of response from VHB,, RE: Northside Meadows Active Adult Housing & Assisted Living Facility, 518 Pleasant Street, Framingham, dated July 12, 2016 (Ref: 13168.00)

The Planning Board received correspondence various Town Departments who review the project. The aforesaid correspondence is contained in the Planning Board files and is incorporated herein by reference.

1. Special Permit and Site Plan Review Checklist for the Property located at 518 Pleasant Street, stamped with the Town Clerk on May 4, 2016
2. Land Disturbance Checklist for Application Submittal for the Property located at 518 Pleasant Street, stamped with the Town Clerk on May 4, 2016
3. Correspondence received via ACCELA from the Police Department, received May 24, 2016
4. Letter of comment from the Department of Public Works, RE: Northside Meadows (Active Adult Housing & Assisted Living Facility) – 518 Pleasant Street, Framingham, dated June 29, 2016

5. Letter of comment from the Conservation Commission, Subject: 518 Pleasant Street – PB-012-16 – Active Adult – Conservation Review, dated June 16, 2016
6. Correspondence received via ACCELA from the Fire Department, received June 2, 2016
7. Correspondence received via ACCELA from the Department of Community & Economic Development, received June 8, 2016
8. Correspondence received via ACCELA from the Department of Inspectional Services (Building Department), received May 23, 2016
9. Letter from Planning Board Staff, RE: 518 Pleasant Street (Assisted Living) Application, Plan Review, dated July 20, 2016